

August 19, 2003 CPC



STAFF'S  
REQUEST ANALYSIS  
AND  
RECOMMENDATION

03PR0337

Mexico Restaurant  
(Mexico Restaurant – Route 360)

Clover Hill Magisterial District  
North line of Hull Street Road

**REQUEST:** Approval of architecture for an approximately 6,400 square foot building.

Specifically, the proposed architecture does not meet the conditions of zoning Case 01SN0121. However, Condition 3.a. of the Dankos Property that was approved with zoning Case 01SN0121 allows the Commission to consider alternative building designs, materials and colors during site plan review as long as the intent of the zoning conditions are met.

(Note: The applicant will be requesting Planning Commission approval of the site plan on a subsequent date to be determined.)

**RECOMMENDATION**

Staff recommends approval with conditions for the following reasons:

1. This project is to be architecturally compatibility with the Walgreen's building. The condition includes style (such as Colonial, Victorian, Art Deco) but the style of the Walgreen's building is not apparent. Walgreen's has numerous architectural elements but not a specific style, therefore style compatibility should not be considered as a primary issue.
2. Chesterfield County has consistently required consistent use of architectural elements, materials and colors when architectural style for the project is not apparent. The applicant is proposing to use some of the architectural elements and use some consistent materials and colors, albeit with a color palette that

combines colors from Aunt Sarah's Restaurant and from Walgreen's to serve as a transition within the overall project.

3. The low sloped 5:12 roof pitch on the tower does not meet the 8:12 pitch required by Condition 3.a.(2), but the tower and its sloped roof closely match the tower and associated roof used on the Walgreen's building and would promote a sense of compatibility.

### CONDITIONS

1. Colors of the E.I.F.S. (i.e. – Dryvit), except as noted below, and the metal cap flashing on the parapet shall match the color of the brick used for the Aunt Sarah's Restaurant. The standing seam roof material and color used for the roofed areas shall closely match the standing roof material and color of the roof on Walgreen's. The colors of the accent medallion E.I.F.S. and brick mortar shall match the color of the brick at Walgreen's, and the integrally colored brick shall match the brick as used for the Walgreen's.
2. The architectural elevations shall be revised to accomplish the following review comments:
  1. The titles of the building elevations currently have wrong east, west, north and south orientation. Elevations shall be revised to reflect a proper orientation to east, west, north and south as shown on the site plan.
  2. Elevations shall be revised to reflect the final design, materials and colors approved by the Planning Commission.

### GENERAL INFORMATION

#### Associated Public Hearing Cases:

01SN0121 – Chesterfield County Board of Supervisors and Dankos Family Trust

#### Developer:

Mexico Restaurant

#### Design Consultants:

Perretz & Young Architects – Architecture  
Balzer & Associates, Inc. – Site Plan

#### Location:

North line of Hull Street Road approximately 260 feet east of the intersection of Southshore Drive and Hull Street Road. Tax ID 725-672-Part of 0417 (Sheet 15).

Existing Zoning and Land Use:

C-2; Vacant

Size:

Approximately 5.8 acres

Adjacent Zoning and Land Use:

North - C-2; Vacant

South - C-3; Vacant

East - C-2; Vacant (proposed convenience store)

West - C-2; Retail (restaurant)

BACKGROUND

Architectural treatment on this site is dictated by conditions of zoning Case 01SN0121 and not the Zoning Ordinance. The portion of Condition 3 of the Dankos Property that addresses architecture of the buildings is as follows:

3. Architecture.

- a. All buildings shall be compatible in architectural style, colors and materials to the building approved on Tax ID 725-672-9524 and 8118 (commonly known as Walgreen's) and further delineated below. At the time of site plan review, the Planning Commission may modify these requirements provided that the alternative materials, roof line(s), and colors accomplish the intent of the condition.

- (1) The primary building materials shall be brick, not to exceed a size of four (4) inches by four (4) inches by twelve (12) inches. The brick shall be integrally colored. The primary color(s) of each building shall be earth tones, such as browns and tans, substantially similar to those on Tax ID 734-678-9416, 734-677-4677, 735-677-4379 and 8835 (commonly known as the Commonwealth Center Phase 1). No exposed concrete masonry units (CMU) shall be permitted. Mortar shall be similar in color to the brick color. Any accent colors shall be the same or substantially similar to those used on Tax ID 725-672-9524 and 8118 (commonly known as Walgreen's) to create a tone on tone effect. Should glass be a predominant construction material, other than typical window treatments and doors in all or part of a building, it shall be tinted, similar to that utilized in the building located on Tax ID 728-673-4668. (First Va. Bank)

- (2) All visible rooflines shall be no less a pitch than the roofline used on Tax ID 744-697-4324 (Shops at Lucks Lane) and no greater than the roof line used on Tax ID 732-707-4947 (commonly known as Walgreen's at Midlothian Turnpike and Woolridge Rd). All visible roofs shall be standing seam metal and shall be generally the same shade of gray in color.

Currently, the proposed architecture does not meet the requirements of Condition 3 as follows:

Item not meeting requirements of Condition 3	Change needed	Staff accepts
a. The building is not of the same style as Walgreen's.	No	Yes
b. One (1) of the primary colors of E.I.F.S. is not a brown to tan earth tone that is predominant in the Commonwealth Shopping Center	No	Yes – to match Aunt Sarah's
c. Brick and accent medallion colors are not similar to colors used in the Walgreen's building.	Yes	No
d. The 5:12 pitched roofline on the tower is below the minimum roof pitch of 8:12 as identified in the roofline used at the Shops at Lucks Lane.	No	Yes
e. The roof color is not generally the same shade of gray as used at Walgreen's.	Yes	No

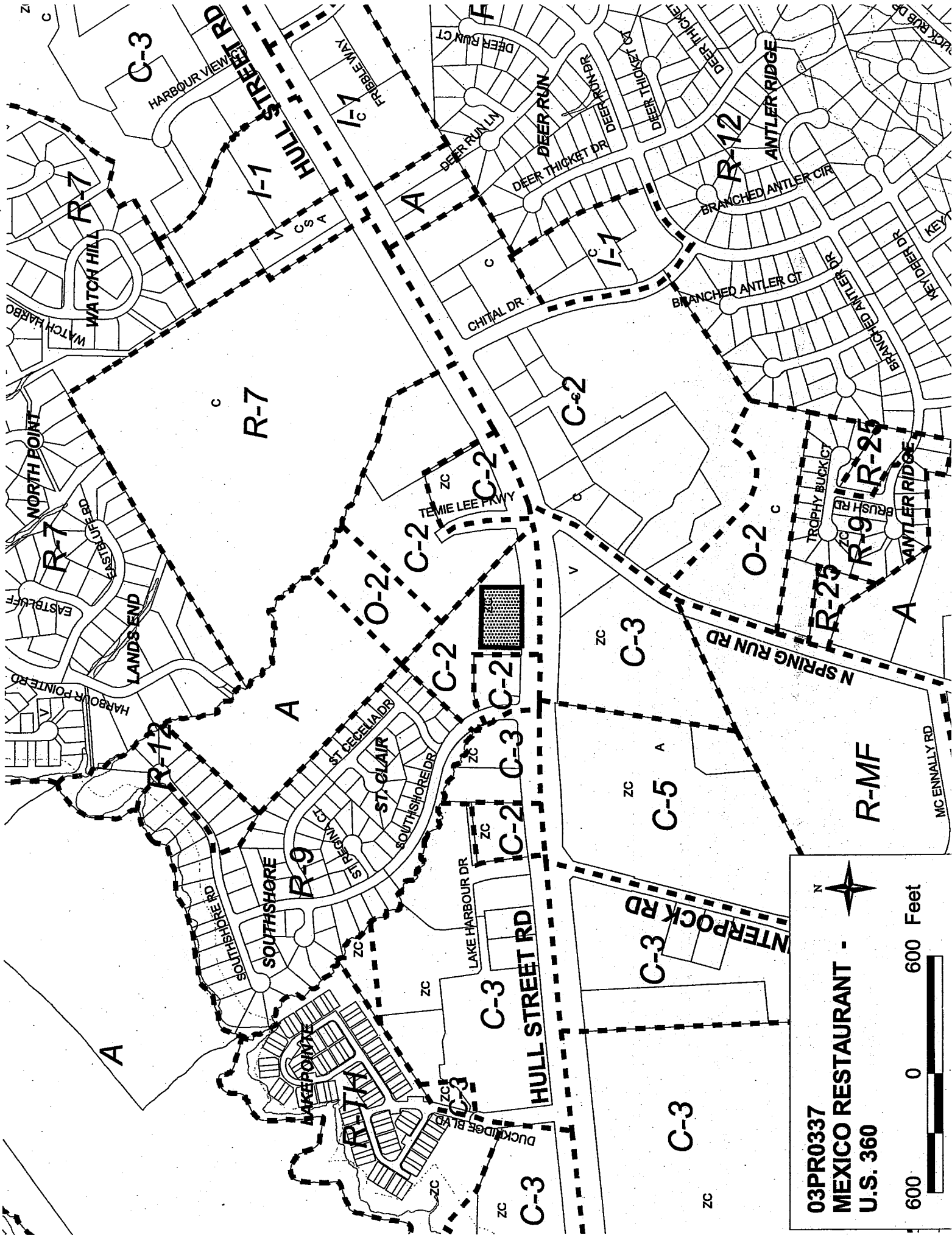
As stated in staff's reasons for approval, staff believes that the Walgreen's building does not represent a style of architecture, but instead is a compilation of architectural elements used to disguise the box shape of the building. Staff has consistently applied a requirement that when the style of architecture is not apparent, architectural compatibility relies upon similar architectural elements and matching colors and materials with other buildings within the project. Staff believes the Planning Commission can apply the same standard for this project and still meet the intent of Condition 3 of the zoning case.

Regarding colors of materials, staff believes that the Mexico Restaurant can act as a transition from the colors used for Aunt Sarah's Restaurant immediately to the west to the other buildings in the project that use the color and materials more closely identified with the Walgreen's building. Given the location of the Mexico Restaurant being adjacent to Aunt Sarah's, staff believes there is room to consider this premise within the spirit and intent of Condition 3, instead of visually separating Aunt Sarah's apart from the overall project.

There are two (2) roofs shown on the Mexico Restaurant elevations. The roof over the front portion of the building meets the 8:12 roof pitch requirement. The 5:12 roof pitch over the tower does not. The tower is representative of the low-sloped roof used over the tower at Walgreen's, and the tower is the primary element that has been repeated in this building from the architectural elements used at the Walgreen's building.

## CONCLUSIONS

While it is clear that the Mexico Restaurant does not meet the requirements of Condition 3 in zoning Case 01SN0121, the Planning Commission can consider other designs, materials and colors that meet the intent of Condition 3. Staff believes the location of the Mexico Restaurant being adjacent to the Aunt Sarah's Restaurant at the western corner of the overall project provides an opportunity for the Mexico Restaurant to use a blend of colors from Aunt Sarah's and Walgreen's. By doing so, Aunt Sarah's Restaurant is visually tied back into the project instead of being perceived as a single building out of place within the project. Staff recommends approval with the two (2) conditions.



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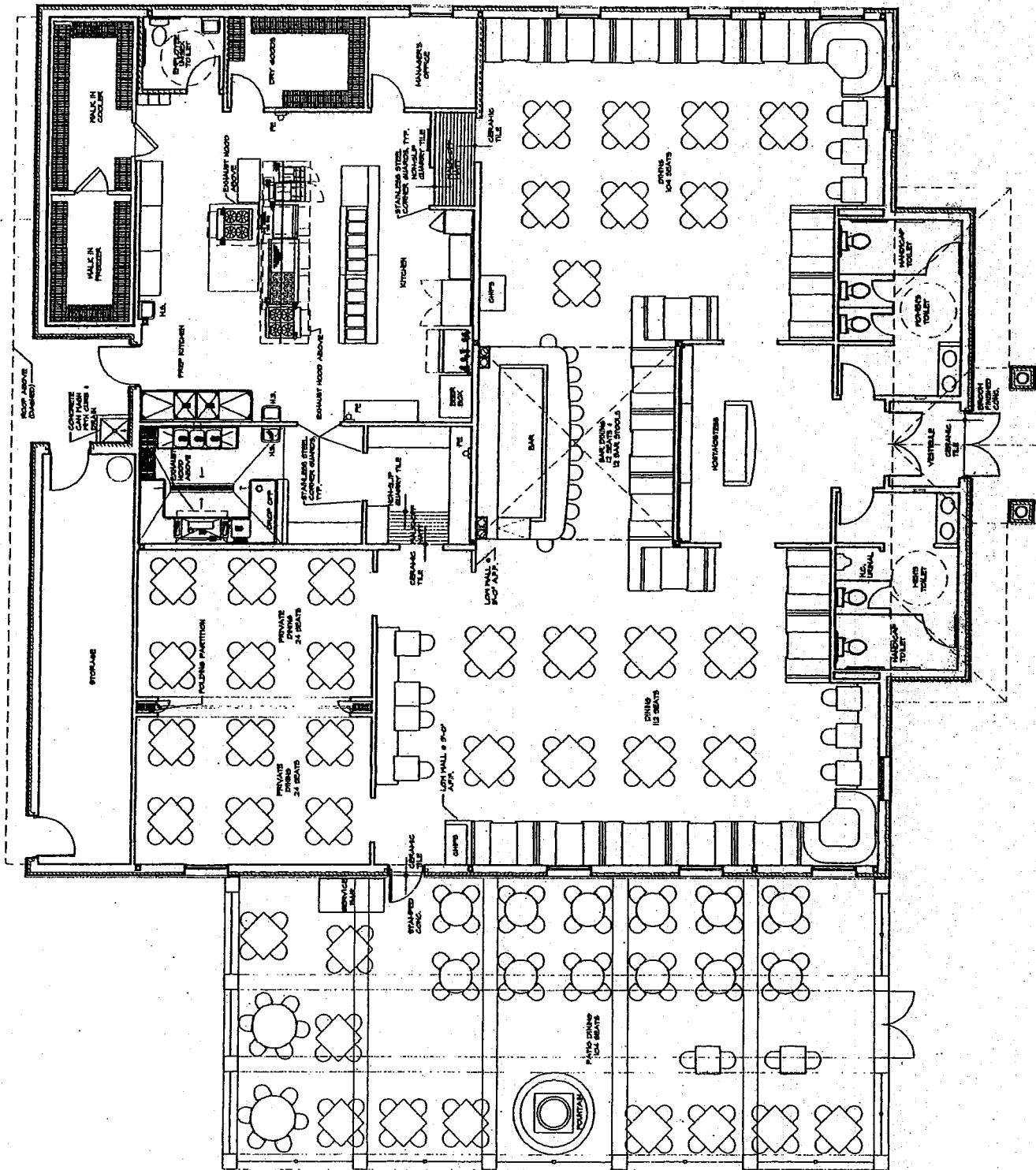
MEXICO RESTAURANT -

U.S. 360



600 0 600 Feet



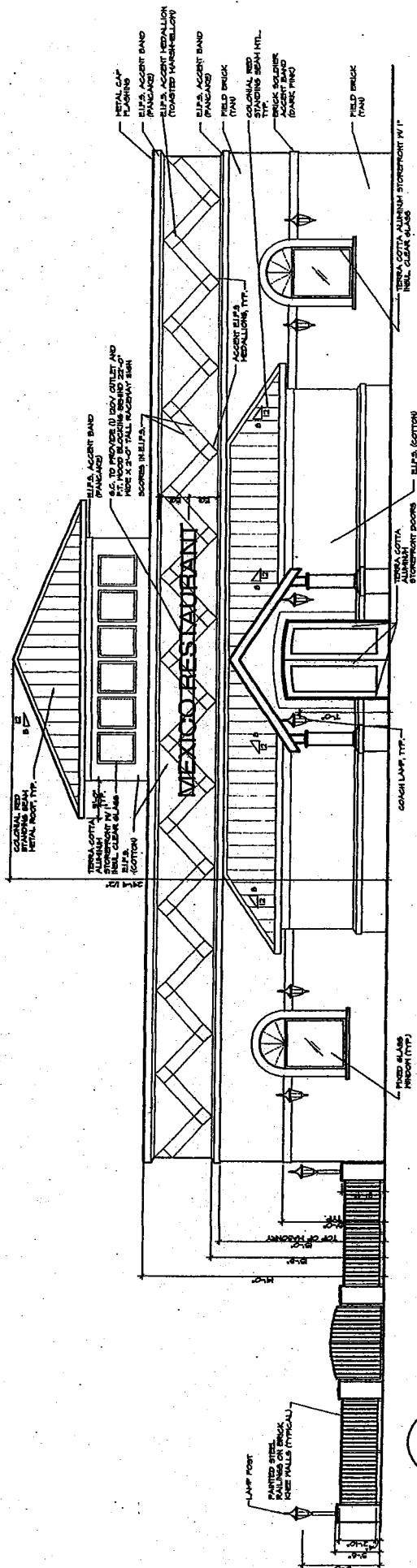


03PRO337-2

1 FURNITURE/FURNITURE & EQUIPMENT & STAINLESS STEEL PLAN  
& FLOOR FINISH PLAN

1/4" = 1'-0"





# 1 FRONT ELEVATION

## EXTERIOR FINISHES

1. BRICK - WIRE CUT ARCHITECTURAL INTERNALLY COLORED  
FIELD - MC-555 TAN (BORAL BRICKS, INC.)  
ACCENT - MC-555 DARK PINK (BORAL BRICKS, INC.)
2. TERRAZZO - LEHIGH  
FIELD - 9004  
ACCENT - 9002
3. ROOF - STANDING SEAM METAL ROOF EMULSIT  
OR EQUIVALENT COLOR - COLONIAL RED CL-80
4. EIFS - FIELD COLOR - 8442 COTTON QUARTZITE (DRI-VIT)  
ACCENT COLOR - 8442 COTTON QUARTZITE (DRI-VIT)  
ACCENT MEDALLIONS - 8442 COTTON QUARTZITE (DRI-VIT)
5. PARAPET METAL CAP FLASHING - BRIGHT COLOR TO  
MATCH EIFS ACCENT COLOR (DRI-VIT)
6. SHUTTERS, BUTTERS & DOWNPOUTS - BRIGHT COLOR TO MATCH  
BRICK COLOR
7. STOREFRONT ALUMINUM - KANAR - TERRA-COTTA METALLIC, ANODIZED
8. GLASS - 1" CLEAR RELATED

## MEXICO RESTAURANT CHESTERFIELD COUNTY, VIRGINIA

SCALE: 1/8" = 1'-0"  
DATE: 07/28/03

10462 RICHARDSON ROAD  
SUITE J  
ASHLAND, VIRGINIA 23005  
804-550-5046  
FAX 804-550-1217



03PR0337-3








MEXICO RESTAURANT  
CHESTERFIELD COUNTY, VIRGINIA

SCALE: 1/8" = 1'-0"  
DATE: 07/28/03

10962 RICHARDSON ROAD  
SUITE J  
ASHLAND, VIRGINIA 22005  
804-530-3098  
FAX 804-530-1217



**PERRETZ  
& YOUNG**  
ENGINEERS

03PDO337-6

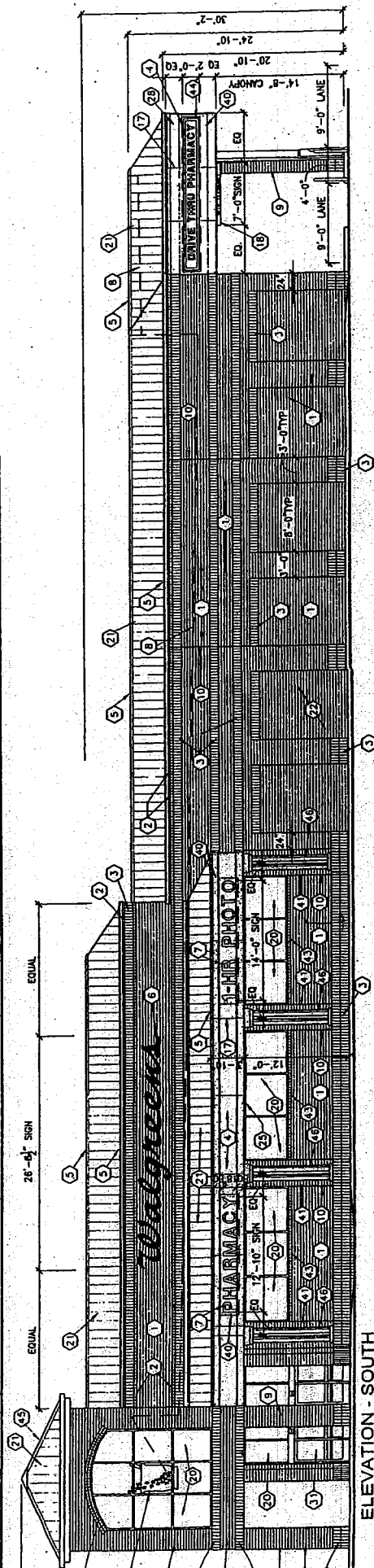
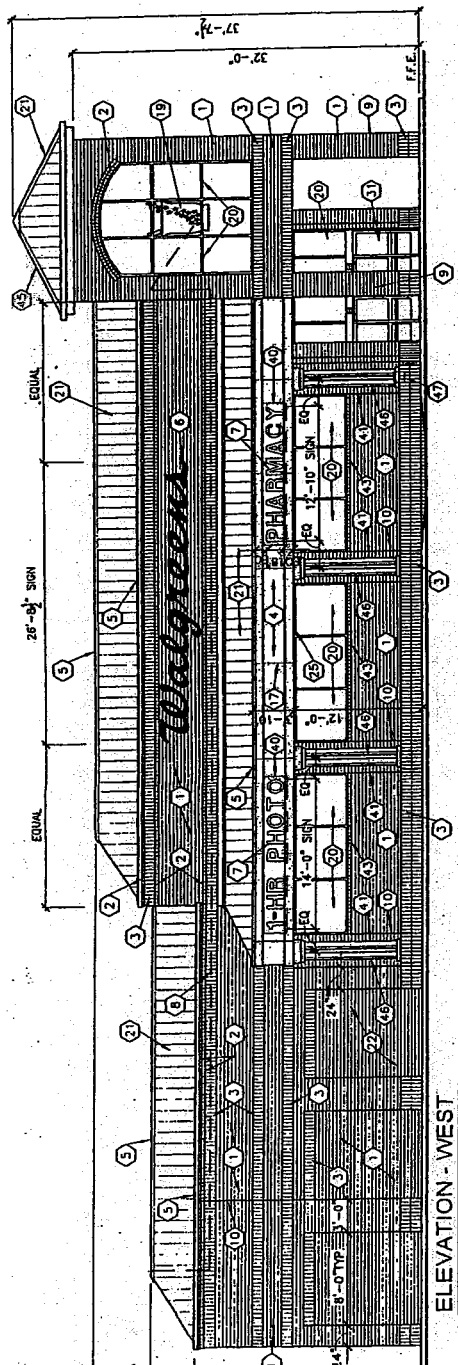


EXHIBIT FOR ARCHITECTURAL REFERENCE - WALGREENS  
HULL STREET ROAD AT TEMIE LEE PARKWAY